

HOUSE No. 1234

The Commonwealth of Massachusetts

PRESENTED BY:

Matthew C. Patrick

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the passage of the accompanying bill:

An Act relative to condominium owners interest in common areas.

PETITION OF:

NAME:

Matthew C. Patrick

DISTRICT/ADDRESS:

3rd Barnstable

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 1274 OF 2007-2008.]

The Commonwealth of Massachusetts

In the Year Two Thousand and Nine

AN ACT RELATIVE TO CONDOMINIUM OWNERS INTEREST IN COMMON AREAS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Section 5 of chapter 183A of the General Laws, as appearing in the 2000 Official
2 Edition, is hereby amended by striking out subsection (a) and inserting in place thereof the following
3 subsection:—

4 (a) Each unit owner shall be entitled to 1 vote per unit owned in all business related to the condominium
5 association.

6 SECTION 2. Subsection (b) of said Section 5 of said chapter 183A, as so appearing, is hereby amended
7 by striking out paragraph (1) and inserting in place thereof the following paragraph:—

8 (1) Each unit owner's interest in the common areas and facilities as expressed in the master deed shall not
9 be altered without a majority vote of all unit owners. The vote per unit shall not be separated from the unit
10 to which it appertains, and shall be deemed to be conveyed or encumbered with the unit even though such
11 interest is not expressly mentioned or described in the conveyance or other instrument. The granting of an
12 easement by the organization of unit owners, or the designation or allocation by the organization of unit
13 owners, or the designation or allocation by the organization of unit owners of limited common areas and
14 facilities, or the withdrawal of a portion of the common areas and facilities, all as provided for in this
15 subsection, shall not be deemed to affect or alter the interest of any unit owner.